

Planning

Growth & Development

Delegated officer report for planning application

Application no. 138119/FO/2023

Date registered valid: 2 October 2023

Proposal: Change of use of ground floor units 1-3 from Use Class E to form centralised entrance, reception and shared amenity space for the existing student residence together with the conversion of existing communal areas at ground, first and second floors to form 3 no. additional student studio rooms (to form 120 rooms in total), and associated works.

Address: Ladybarn House, Wilmslow Road, Manchester, M14 6ND

Ward(s): Fallowfield Ward

Applicant: Bluesky Student, Ladybarn House Limited

Agent (if any): Mr James McAllister, THIS Planning

Case officer: Janet Lawless
Tel: 0161 234 4535
Email: janet.lawless@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 December 2023

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit: November and 08.12.23

Standard consultations:

Printed: 11 October 2023 Expired: 1 November 2023

Neighbour notifications

Printed: 11 October 2023 Expired: 1 November 2023

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The building that is the subject of this application is Ladybarn House. It is a halls of residence bounded by Carrill Drive to the south by existing residential housing on the opposite side of the road. The properties along Carrill Drive are bounded with low brick walls and railings or hedges associated with each corresponding property. The street has a residential character. The existing car park to Ladybarn House provides an open space which forms a visual gap between the terraced housing and the existing halls of residence.

The building features purpose built student accommodation accessed from Moseley Road to the north, Wilmslow Road to the west and a relatively large car park space along Carrill Drive to the south. The east of the site features a private green space with mature trees.

The building features four ground floor commercial units with direct street access along Wilmslow Road and rear access from the car park. Internally, the student accommodation comprises a mixture of four-bedroom flats, one-bedroom flats and self-contained studios, accessed via four separate stairwells. At ground floor level there are commercial units fronting Wilmslow Road.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The property is located within Fallowfield District Centre and the neighbourhood is a combination of commercial uses, University buildings and residential accommodation.

Description of development

The proposal is for a reconfiguration and repurposing of the ground floor layout comprising of the change of use of an existing vacant Class E premises (Units 1-3), to a new reception and ancillary amenity area for use by student residents. In addition, the conversion of existing ancillary areas at ground, first and second floor levels to an additional 3 student studios this would provide 120 rooms in total.

The purpose of the works is to refurbish the existing student accommodation to improve quality of bedrooms and shared living/kitchen spaces to introduce high-quality shared amenity spaces for use by the student residents as the current space is cramped and results in a poor sense of community. It would also provide 3 additional high-quality student rooms. It would be the intention to use the vacant former estate agents office to the ground floor which has been vacant for 4 plus years for an improved amenity space. Converting the existing staff office space (ground floor), laundry room (level 1) and common room (level 2) into new high-quality studios featuring kitchenettes and en-suites. and the area that had previously been the amenity space for the 3 additional student rooms. A new short stairway would be introduced to link the community space to the residential accommodation blocks.

There is no additional floorspace created to facilitate the changes in the use, just re-configuration of the existing footprint.

The development proposed to the ground floor would provide for an active frontage which would be expected of a unit within a District Centre.

Consultations & Notification Responses

Local Residents- no objections to the proposal

Fallowfield and Withington Community Guardians- Believe that the project would be an ambitious proposal given the space available. it is considered that the multifunctional plans for the units are unachievable.

We note that that there are 3 external doors planned for the ground floor units together with substantial window areas. It is questioned whether such a public exposure of student activities would be safe and secure for their users.

There are concerns with regards to the lack of direct connection between the social space and the studio accommodation to the rear. Students would have to pass by the electrical switch room navigate steps when there is actually secure and direct access from Moseley Road and Carrill Drive frontages.

It is not considered that the tenants would gravitate to a separate space to socialize. We have objections with what would be an in your face dominating student hall frontage in the local District Centre, its previous use as Manchester Student Housing offices was discreet the new use will be obtrusive.

The ongoing consultation over the Fallowfield District Centre Improvement Plan is in response to strong concerns from residents over the dominance of student targeted retail uses in the District Centre, in such a context an active student frontage in the local shopping centre would be misjudged and unwelcome. The opinion of the FWCG is that the ground floor frontage would be better served as an in house management team space and a reception area for new tenants. It is considered that the three new studios proposed should be retained and improved as social space being closed in location to the residential accommodation. The ground floor studio replacing an existing office is considered remote and close to the traffic lights on Moseley Road.

Highways -No objections to the proposal.

Greater Manchester Police- Secured By Design no objections to the proposal.

Issues

The policies relevant to the application are.

- o The Manchester Core Strategy (2012); and
- o Saved policies of the Unitary Development Plan for the City of Manchester (1995)

The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) and sets out the long- term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents as directed by the National Planning Policy Framework (NPPF).

National Planning Policy Framework (NPPF) - This Framework came into effect on 27 March 2012 and sets out the Government's planning policies for England and how these are expected to be applied. It defines the Government's requirements for the planning system 'only to the extent that it is relevant, proportionate and necessary to do so'. It provides a mechanism through 'which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities'.

The Framework re-iterates that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The statutory status of the development plan remains as the starting point for decision making. However, paragraph 14 states that 'at the heart of the Framework is a presumption in favour of sustainable development' and, in 'decision-taking', this means that development proposals should accord with the development plan should be approved without delay unless:

any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole or specific policies in this Framework indicate development should be restricted.

National Policy Framework has been related to the proposed development, with particular emphasis given to the following:

Core planning principles - Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan making and decision-taking.

The following specific policies are considered to be particularly relevant to the proposed development:

- ii. Policy 7: Requiring good design - Reflects upon the importance of design to the built environment and its contribution to sustainable development and making places better for people. With this in mind, the design of the substantive development has been assessed in relation to the quality and cohesion of its composite building, as well as the function and appearance of public and private spaces';
- iii. Policy 8: Promoting healthy communities - States that the planning system can play an important role in: facilitating social interaction and creating healthy, inclusive communities, in forming safe and accessible environments where crime, disorder and the fear of crime, do not

undermine quality of life or community cohesion and securing safe and accessible developments;

National Planning Policy Guidance (NPPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. The NPPG seeks to both simplify and clarify planning guidance easier and simpler. It is intended to be read in conjunction with the National Planning Policy Framework (NPPF) and is relevant to key planning issues of significance to applicants and local authorities. The relevant sections of the NPPG are as follows:

- ii. Design - It is stated that where appropriate the following should be considered:
 - a. Layout - the way in which buildings and spaces relate to each other
 - b. Form - the shape of buildings
 - c. Scale - the size of buildings
 - d. Detailing - the important smaller elements of building and spaces
 - e. Materials - what a building is made from

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

Policy SP1 (Spatial Principles) - This policy sets out the key spatial principles which will guide the strategic development of Manchester to 2027 and states that outside the City Centre and the Airport the emphasis is on the creation of neighbourhoods of choice. All development should have regard to the character, issues and strategy for each regeneration area as described in the North, East, Central and South Manchester and Wythenshawe Strategic Regeneration Frameworks and the Manchester City Centre Strategic Plan.

It also sets out the core development principles, including:

- Make a positive contribution to neighbourhoods of choice.
- Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
- Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.

The proposed development is considered to be in accordance with policy SP1 in that it would contribute towards the creation of a balanced neighbourhood of choice and would not detrimentally have an impact on the creation of a high quality neighbourhood for residents to live in.

Policy DM1 (Development Management) this policy states all development should have regard to the following specific issues:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health.
- Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.

- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Green Infrastructure including open space, both public and private.
- Flood risk and drainage.

The proposed changes respond to the need for additional student accommodation helping to meet the significant demand for new purpose built student accommodation in Manchester. The renovation will include modernising and renovation of the internal finishes of the existing student accommodation without having a detrimental impact on the property itself or the neighbourhood within which it is located. The development is therefore considered to be in accordance with policy DM1 of the Core Strategy. The reasons for this are set out further in the design and residential amenity sections below.

Policy T1 - Relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. The policy states that the Council will support proposals that, amongst other things:

- i. Improve choice by developing alternatives to the car;
- ii. Promote regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services, particularly for those most in need and for those without a car;
- iii. Improve pedestrian routes and the pedestrian environment;
- iv. Reduce the negative impacts of road traffic, for example, congestion, air pollution and road accident casualties.

Furthermore, development should take account of the needs of road users according to a broad hierarchy consisting of (in the following priority):

- i. Pedestrians and disabled people;
- ii. Cyclists, public transport;
- iii. Commercial access;
- iv. General off peak traffic;
- v. General peak time traffic.

The proposal site is located on a sustainable public transport network and is easy to traverse the surrounding areas by alternative modes of transport to the car. It is therefore considered to accord with Policy T1.

Policy T 2 - States that outside the City Centre all new development should provide appropriate car parking facilities, taking account of the guidance in Appendix B (of the Core Strategy). Reference is made to the parking standards with the district centres. In this case consideration has been given to the potential impact of increased use of the site for residential purposes, the potential for traffic generation and the availability of public and sustainable transportation options.

The site is in a highly sustainable location and appropriate levels of car parking are provided for which the modest increase in numbers of units is highly unlikely to have a detrimental impact on.

Policy H 12 (Purpose Built Student Accommodation) - The provision of additional student accommodation within a purpose built student block is considered acceptable. The site is within close proximity to the University of Manchester Owens Park Campus immediately adjacent. The site is also located on a high frequency public transport route and therefore satisfies this criterion. The main campuses of the University of Manchester and Manchester Metropolitan University are each located within 2 miles and can be accessed by foot, cycle or public transport.

The site is in a location that is compatible with existing developments and initiatives in that it is located within Fallowfield District Centre and is in close proximity to a number of recreational and leisure services together with retail and other local provisions.

The proposal will respond positively to the continued regeneration of an area bringing back into use a unit which has been vacant for over 4 years. There will still be a mix of uses including retail along the ground floor frontage of the block that the area for change is located within.

Given that the proposal has a modest increase in bed spaces by 3 it is not considered that this will not increase the pressure on the local services. The works proposed are all in house within the building and bringing back the active frontage at ground floor and would contribute to additional security in the form of active natural surveillance over the highway.

It is therefore considered that the proposal complies with policy H12.

Policy EN1- The site is located within the Southern Strategic Character Area. It is described as having a notable presence of older developments at key junctions and historical radial routes including Wilmslow Road. Development within these areas needs to retain the identity and focus of activity associated with the historic District Centres. It is considered that the proposed works are in accordance with policy EN1. There are currently 4 commercial units to the ground floor with 2 out of the 4 being vacant. The visually prominent corner unit has been vacant long term. This refurbishment and active use will improve the aesthetic of the street frontage.

EN6 relates to target reductions in CO2 emissions. By providing services locally this reduces the need to travel by car with most of the service provision being within easy reach by foot and cycle.

C1-Centre Hierarchy

Development of town centre uses (as defined in national planning policy) will be prioritised in the centres identified in this policy, taking account of the different roles of the City Centre, District Centres and Local Centres. In order to maintain the vitality and viability of its centres, provide services as locally as possible and minimise the need to travel by car Manchester's centre hierarchy is:-

Manchester City Centre

The City Centre is the focus for comparison retail for the Manchester City Region. Its catchment exceeds the City boundaries and the capacity for future comparison development reflects this.

The focus for new comparison retail is the Primary Shopping

Area. The City Centre is also the regional focus for commerce, culture, leisure and tourism. The City Centre has a need for additional convenience retail to meet the needs of a growing residential population, but this role is distinct from its comparison retail function, with a different catchment

District Centres

District centres have an essential role in providing key services to the City's neighbourhoods including shopping, commercial, leisure, public and community functions, ensuring that residents can access such services easily. They are also a focus for the City's residential neighbourhoods, providing an important opportunity to define local character. Development in these centres should primarily respond to the needs of the catchment and recognise the need to support the vitality and viability of other centres.

Local Centres

Local centres meet local needs for small scale retail and services to meet day-day needs. There are 24 identified local centres.

The proposal site is located within the Fallowfield District Centre, and is considered to comply with the ethos of Policy C1.

C2-District centres

Development will support thriving district centres, with distinct local character, providing a good range of accessible key services, including retail, health facilities, public services, leisure activities and financial and legal services. Housing will also be considered an appropriate use within District Centres, providing it supports the vitality and viability of the centre. In delivering this vision provision will be made by 2027 for approximately: 20,000 square metres net convenience retail floorspace 15,000 square metres net comparison retail floorspace. The delivery of this floorspace should respect the network of centres across the City and in neighbouring districts. Development within this overall capacity which has the potential to impact on the current or future vitality and viability of other centres in Manchester or other districts will only be acceptable if there is no prospect of the affected centres accommodating growth themselves. The Core Strategy sets a framework for the delivery of the identified capacity. The identification of specific sites, particularly those which require an extension to existing District Centre boundaries, will be addressed through a subsequent Development Plan Document.

Development in District Centres should:

Prioritise delivery of key 'visitor' services, including retail, public and commercial services and food and drink. The Council will ensure that retail remains the principal use in Primary Shopping Areas, but also ensure that provision is made in District Centres for commercial and service uses, leisure and community facilities and other uses which make a positive contribution to vitality and viability of centres. Subject to impact on overall character and local amenity, the Council will support development which extends

the time during which District Centres are active; Promote the development of employment which provides opportunities for local people; Promote the efficient use of land, particularly through considering options for multi-storey development. New development should positively contribute to the reuse and regeneration of land and premises, together with wider regeneration and investment strategies;

Contribute positively to the diversity and mix of uses within centres without undermining their primary retail function. Development should also promote a range of retailers and shop formats; Promote choice and competition particularly where development will support the independent sector;

Remedy deficiencies in areas with poor access to facilities. New development should respect and enhance the character of existing centres. New development should deliver improvements to the quality and accessibility of the centre environment. Opportunities should be taken to adopt sustainable building design and practises to assist in adapting to climate change.

C6- The proposal site is located within the Fallowfield District Centre which Policy C6 as seeking development which creates more diverse uses. The centre is primarily mixed uses with an active student population, night-time economy and retail offering. With the abundance of mixed uses within the centre it has the capacity to absorb the introduction of a further 3 student studios, which is a use that retains the existing character and will support the viability and vitality of the centre without impinging on the residential nature of the surrounding neighbourhood. It is therefore considered that the proposal is in accordance with policy C6.

Guide to Development in Manchester - In the City of Manchester, the relevant design tool is the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance. The Guide states the importance of creating a sense of place, high quality designs, and respecting the character and context of an area. The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance provides a framework for all development in the City and requires that the design of new development incorporates a cohesive relationship with the street scene, aids natural surveillance through the demarcation of public and private spaces and the retention of strong building lines.

The development is considered to be in accordance with the Guide in that it would improve a use and results in a development that would have a cohesive relationship with the pattern of development in this particular locality.

South Manchester Regeneration Framework - South Manchester is identified as an area with a rich and diverse group of neighbourhoods, with a wide range of issues and needs. Some areas are already successful, so the SRF is needed to help continue and build on this success. Other areas, in contrast, have particular issues that the SRF will help to tackle, such as poor housing and high levels of deprivation and worklessness.

The opportunity for the SRF is to build on and improve its assets - the distinctive, successful neighbourhoods and centres, the high quality parks and the strong heritage and character of South Manchester - and use these as a model to drive forward the future of the area. These qualities should be applied across South Manchester to raise the quality of the built environment and expand the number of successful neighbourhoods.

In terms of student accommodation the SRF indicates that in line with wider policy objectives, a more proactive approach to meeting demand for new student housing is needed in South Manchester. The Council, working in partnership with the universities, will develop detailed plans that will lead to the following outcomes:

- Greater regulation and management of private rented stock currently occupied by students in South Manchester.
- Further development (where sustainable) of existing campus/student halls of residence to increase the quantity of bespoke student housing available on managed sites in South Manchester.

The SRF also identifies the opportunity to intensify the use on current student village sites such as Owens Park accompanied by some further development on sites close to public transport routes and the University campuses.

The development proposal is considered to accord with the Strategic Regeneration Framework in that it would incorporate a modernisation and facelift of the tired accommodation thereby improving the quality of the built environment in urban design terms and bringing redundant ground floor uses back into life. The modest increase in the accommodation would not have a detrimental impact upon the neighbourhood or its residents.

Fallowfield District Centre Action Plan (2010-2020) - This document builds upon the South Manchester Strategic Regeneration Framework adopted in 2007 and established the following guiding principles for the future direction of Fallowfield District Centre:

- Widen the mix of uses, including services, comparison (non-food) retail and community facilities.
- Develop planning controls to limit the number and activity of bars in the centre.
- Improve the quality of units to attract further retailers.
- Redevelop underutilised sites and buildings.
- Work with The University of Manchester to encourage integration of the Owens Park area to strengthen the centre.
- Link to the University Strategy for future development and growth, which could integrate with higher density development at Owens Park.
- Create the opportunity for high-quality public transport access and interchange.

The application proposals are considered to be in accordance with the general principles contained within the District Centre Action Plan which sets out that developments should link to the University strategy for future development and growth.

Issues

Principle

The principle of improving and repurposing underachieving units within the purpose built student accommodation to function more effectively is considered acceptable, subject to compliance with Core Strategy Policy H12 'Purpose Built Student Accommodation.'

Core Strategy policy H12 sets out a number of criteria that proposals for purpose built student accommodation should meet in order for them to be acceptable. The policy was introduced to ensure that proposals for student accommodation could be managed effectively and to ensure that they were located appropriately to support the Councils regeneration priorities and also that the provision of further bedspaces in purpose built student accommodation would assist in encouraging students to choose managed accommodation over HMOs.

In order for a proposal to be acceptable it is expected to satisfy all the criteria of the policy which are set out in full within the policy section of this report.

With regard to the policy criteria set out in policy H12 it is noted that the site is located adjacent to a high frequency public transport route (Wilmslow Road corridor) linking directly with the University Campus. In addition given the distance to the main campus and the existing and planned cycle infrastructure along this corridor the site is in a sustainable location and accessible by cycle and on foot.

The application site forms part of Fallowfield District Centre and as such it is highly accessible for a range of shops and services.

Proposals should contribute to providing a mix of uses which support district and local centres, in line with relevant Strategic Regeneration Frameworks, local plans and other masterplans. Student accommodation should closely integrate with existing neighbourhoods to contribute in a positive way to their vibrancy without increasing pressure on existing neighbourhood services to the detriment of existing residents. This application provides this reassurance in that the works are internal to the site, working with the existing footprint of the building but maximising its full use.

As is discussed elsewhere in this report, the proposals are considered to be acceptable and would not result in a detrimental impact upon the residential amenity of the present occupiers of Ladybarn House, or the residents in the wider neighbourhood.

No listed buildings or other buildings with a particular heritage value are affected.

The existing waste facilities would be sufficient to absorb the additional waste created by three additional rooms.

For the reasons outlined above it is considered that the application satisfies all criteria set out in Core Strategy Policy H12 and the scheme can therefore be supported.

Design

There are no elevational changes proposed for the building, and as such has no impact upon the design of the existing building.

However providing an active ground floor use would mean that the shutters that have been constantly closed would now be raised and the ground floor would present as an active frontage once more.

Landscaping / Amenity Space

The proposals would have no impact upon the landscaping which is located towards the head of the site on Moseley Road, however it would have a positive impact upon the provision of

internal amenity space with this following a more useable layout and being on the ground floor being accessible for any students within Ladybarn House that wish to use it. It also links internally to the existing accommodation.

Car Parking

There is no impact upon the existing parking layout by the proposals.

Residential Amenity

Given that the works are all internal, and would present primarily overlooking the district centre frontage, it is not considered that they would have a detrimental impact upon either the existing residents of Ladybarn House, or the residential neighbourhood within which it is located.

Sustainability

The proposed development will be working with the existing fabric of the building and as such there would be no requirement to further address energy use and carbon reduction.

Crime and safety

It is considered that providing internal on site social spaces would contribute to the safety of the students wishing to take advantage of the facilities. Having an active frontage that overlooks both Wilmslow Road and the junctions of Wilbraham Road and Moseley Road provides natural surveillance. Greater Manchester Police have no objections to the application.

Conclusion

It is considered that the proposal would be making good use of an existing building and reusing a building that has been vacant for more than 4 years, without changing the appearance of the building. It would not have a detrimental impact upon the District Centre or the residential properties within the neighbourhood. It is a use that would be sympathetic to the existing use of the building and for the reasons set out in this report, complies with policies SP1, H12 and DM1 of the Core Strategy for the City of Manchester and the NPPF.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the

planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The application has been assessed in accordance with both national and local policies and appropriate conditions were attached to the decision.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

P1000-Proposed Ground Floor Plan received 18.09.23

P1001- Proposed 1st Floor Plan received 18.09.23

P1002- Proposed 2nd Floor Plan received 18.09.23

Location Plan received 18.09.23

Design and Access Statement received 18.09.23

Planning Statement- received 18.09.23

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The existing ground floor roller shutters shall be in the down / closed position from :
Monday to Sunday 22:00 to 06:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Contact Manchester (Tel: 0161 234 5004 / Email: highwaylicences@manchester.gov.uk).

Appendix 1 – List of consultees & neighbours notified

Highway Services

Greater Manchester Police

South East Fallowfield Residents Association

Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 152 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 249 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 138 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 125 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 69 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 205 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 198 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 113 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 133 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 7 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 17 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 4, 2 Carill Drive, Manchester, M14 6WR
14 Carill Drive, Manchester, M14 6WR
258 Wilmslow Road, Manchester, M14 6JR
Room A Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 110 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 82 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 134 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 208 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 189 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 48 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 4 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 55 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 201 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 156 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 263 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 164 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 40 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Room 45 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 44 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 97 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 171 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 149 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 157 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 250 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 2 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 116 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 242 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 115 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 226 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 252 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 279 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 15 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 104 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 120 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 262 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 77 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 159 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 59 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 265 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 16 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 258 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 107 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 216 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 68 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 3 Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 148 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 25, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Unit 4, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Flat 1, 2 Carill Drive, Manchester, M14 6WR
18 Carill Drive, Manchester, M14 6WR
262 Wilmslow Road, Manchester, M14 6JR
256 Wilmslow Road, Manchester, M14 6LB
Room B Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room B Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 123 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room B Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 214 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 136 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 185 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 275 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 280 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 177 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 131 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 101 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 204 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 108 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 247 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 190 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 26 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 51 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 83 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 118 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 61 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 75 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 99 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 154 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 27 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 215 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 241 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 169 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 53 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 238 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 161 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 182 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 87 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 222 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 43 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 254 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 66 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
4 Carill Drive, Manchester, M14 6WR
16 Carill Drive, Manchester, M14 6WR
Units 1 To 3, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
260 Wilmslow Road, Manchester, M14 6JR
Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
6 Carill Drive, Manchester, M14 6WR
Room B Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room A Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 150 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 98 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 121 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 194 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 212 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 256 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 31 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 258 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 129 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 3 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 60 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 196 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 28 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 246 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 223 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 217 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 14 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 3 Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 269 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 244 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 187 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 167 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 103 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 203 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 96 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 124 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 57 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 41 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 10 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 56 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 31, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 63 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 173 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Room 181 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
32 Carill Drive, Manchester, M14 6WR
28 Carill Drive, Manchester, M14 6WR
24 Carill Drive, Manchester, M14 6WR
Room A Flat 41, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Unit 6, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 45, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 12, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 162 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 245 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 158 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 139 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 147 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 11 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 193 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 179 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 261 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 259 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 70 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 76 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 195 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 85 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 109 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 202 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 145 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 144 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 21 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 34 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 268 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 142 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 106 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 94 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Room 39 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 12 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 78 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 231 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 67 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 91 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 114 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 80 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 197 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 207 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 132 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 251 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 3, 2 Carill Drive, Manchester, M14 6WR
Room A Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 46, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 23, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 20, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 266 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 232 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 257 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 199 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 52 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 229 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 230 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 170 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 49 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 180 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 220 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 239 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 18 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 119 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 248 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 81 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 72 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Room 2 Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 137 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 111 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 8 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 210 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 24, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 176 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 127 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 255 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 200 Flat 29, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
10 Carill Drive, Manchester, M14 6WR
26 Carill Drive, Manchester, M14 6WR
20 Carill Drive, Manchester, M14 6WR
12 Carill Drive, Manchester, M14 6WR
Room B Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 28, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 31, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 37, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 30, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 15, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 14, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 27, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 39, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 38, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 7, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 1, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 165 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 188 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 30 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 192 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 130 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 64 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 112 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 141 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 221 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 183 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 174 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 35 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 272 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 10, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 206 Flat 30, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 86 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 93 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 42 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 276 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 153 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 128 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 273 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 135 Flat 19, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 9 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 186 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 31, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 36 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 191 Flat 28, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 178 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 25 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 260 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 243 Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 65 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 218 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 73 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 211 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 6 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
8 Carill Drive, Manchester, M14 6WR
34 Moseley Road, Manchester, M14 6NR
Beer Studio Bar And Kitchen, 256A Wilmslow Road, Manchester, M14 6LB
Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 40, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 26, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 25, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 22, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 13, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 18, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 17, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 5, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 32, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 3, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 4, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room 151 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 270 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 88 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 2 Flat 9, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 58 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 257 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 277 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 274 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 32 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 24 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 228 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 122 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 271 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 264 Flat 39, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 89 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 102 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 23 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 19 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 29 Flat 4, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 163 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 155 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 209 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 47 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 13 Flat 2, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 237 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 160 Flat 22, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 126 Flat 18, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 24, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 166 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 32, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 62 Flat 8, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 95 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 213 Flat 33, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 100 Flat 15, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 20 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 5 Flat 1, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 140 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 168 Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 2, 2 Carill Drive, Manchester, M14 6WR
311 Wilmslow Road, Manchester, M14 6NW
30 Carill Drive, Manchester, M14 6WR
22 Carill Drive, Manchester, M14 6WR
Flat 48, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 35, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 42, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Unit 5, Ladybarn House, Wilmslow Road, Manchester, M14 6ND
Room A Flat 34, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 33, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 43, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 24, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 29, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 16, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND

Room A Flat 44, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room B Flat 49, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 47, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 19, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 6, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room C Flat 8, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 36, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 21, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Flat 2, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 11, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room A Flat 9, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room D Flat 10, Ladybarn House, 2 Moseley Road, Manchester, M14 6ND
Room 175 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 184 Flat 27, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 278 Flat 41, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 74 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 50 Flat 7, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 46 Flat 6, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 267 Flat 40, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 219 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 37 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 84 Flat 13, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 253 Flat 38, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 105 Flat 16, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 117 Flat 17, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 38 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 224 Flat 34, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 90 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 227 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 22 Flat 3, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 23, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 225 Flat 35, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Flat 37, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 172 Flat 26, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 79 Flat 12, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 33 Flat 5, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 143 Flat 20, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 71 Flat 11, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 240 Flat 36, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 92 Flat 14, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 146 Flat 21, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB
Room 1 Flat 10, Sycamore Court Oak House, 1 Moseley Road, Manchester, M14 6GB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: SOUTH AREA

